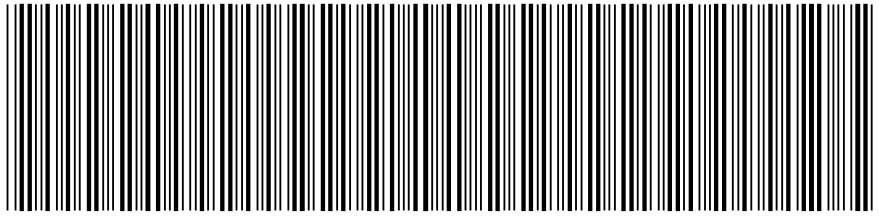


# EXHIBIT A

**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.


**2006102701566001001EF1D3**
**RECORDING AND ENDORSEMENT COVER PAGE**
**PAGE 1 OF 3**
**Document ID: 2006102701566001**
**Document Date: 10-17-2006**
**Preparation Date: 10-27-2006**
**Document Type: DEED**
**Document Page Count: 2**
**PRESENTER:**

PHOENIX ABSTRACT, LLC  
4250 VETERANS HIGHWAY  
HOLBROOK, NY 11741  
631-580-5900

**RETURN TO:**

PHOENIX ABSTRACT, LLC  
4250 VETERANS HIGHWAY  
HOLBROOK, NY 11741  
631-580-5900

**PROPERTY DATA**

Borough	Block	Lot	Unit	Address
BROOKLYN	1966	107	Entire Lot	220 GREENE AVENUE
<b>Property Type: DWELLING ONLY - 2 FAMILY</b>				

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or Document ID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**
**GRANTOR/SELLER:**

1800 PLAN LLC  
135-25 KEW GARDENS ROAD  
RICHMOND HILL, NY 11418

**GRANTEE/BUYER:**

CHARLES ZIZI  
220 GREENE AVENUE  
BROOKLYN, NY 11205

**FEES AND TAXES**
**Mortgage**

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

**TOTAL: \$ 0.00**

Recording Fee: \$ 47.00

Affidavit Fee: \$ 0.00

**Filing Fee:**

\$ 75.00

**NYC Real Property Transfer Tax:**

\$ 17,812.50

**NYS Real Estate Transfer Tax:**

\$5,000.00 + \$12,500.00 = \$ 17,500.00

**RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE  
CITY OF NEW YORK**

Recorded/Filed 11-03-2006 10:25

City Register File No.(CRFN):

**2006000616134**



*Annette McHill*

**City Register Official Signature**

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 17th day of October, 2006

**BETWEEN**

1800 Plan LLC having an address at 135-25 Kew Gardens Road, Richmond Hill, N.Y. 11418

party of the first part, and

Charles H. ZiZi, residing at 355 South End Avenue, New York, N.Y. 10280

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of

dollars

paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

*premises commonly known as 220 Greene Ave Brooklyn NY 11255*

**ALL** that certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, City and State of New York, designated on the Tax Map of the City for said Borough as said Tax Map was on April 27, 1976. Known as Block 1966 Lot 107, Being bounded and described as follows:

BEGINNING at a point on the Southerly side of Greene Avenue distant 20 feet Easterly from the corner formed by the intersection of the Southerly side of Greene Avenue and the Easterly side of Grand Avenue;

RUNNING THENCE Easterly, along the Southerly side of Greene Avenue, 20 feet;

THENCE Southerly, parallel to the Easterly side of Grand Avenue, 50 feet;

THENCE Westerly, parallel to the Southerly side of Grand Avenue 20 feet;

THENCE Northerly, parallel to the Easterly side of Grand Avenue, 50 feet to the Southerly side of Greene Avenue, the Point or Place of Beginning.

*The premises being conveyed are the same as the premises described in the deed to the grantor recorded in CEFL # 2005000692122*  
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" when ever the sense of this indenture so requires.

**IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written

IN PRESENCE OF:

*[Signature]*  
1800 Plan LLC

## **Schedule A Description**

Title Number **PH06-K-0089**

Page 1

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, City and State of New York designated on the Tax Map of the City for said Borough as said Tax Map was on April 27, 1976 known as Block 1968 Lot 107.

Premises known as 220 Greene Avenue, Brooklyn, New York

**TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE**

State of New York, County of Nassau

ss

State of New York, County of

ss:

On the 17th day of October in the year 2006  
before me, the undersigned, personally appearedOn the day of in the year  
before me, the undersigned, personally appeared

*Yizhen, Esq.*  
personally known to me or proved to me on the basis of  
satisfactory evidence to be the individual(s) whose name(s) is  
(are) subscribed to the within instrument and acknowledged to  
me that he/she/they executed the same in his/her/their  
capacity(ies), and that by his/her/their signature(s) on the  
instrument, the individual(s), or the person upon behalf of which  
the individual(s) acted, executed the instrument.

personally known to me or proved to me on the basis of  
satisfactory evidence to be the individual(s) whose name(s) is  
(are) subscribed to the within instrument and acknowledged to  
me that he/she/they executed the same in his/her/their  
capacity(ies), and that by his/her/their signature(s) on the  
instrument, the individual(s), or the person upon behalf of which  
the individual(s) acted, executed the instrument.

(signature and office of individual taking acknowledgment)

(signature and office of individual taking acknowledgment)

**BRIAN P. NELSON**  
Notary Public, State of New York  
No. 1NE6064026  
Qualified in Suffolk County  
Commission Expires on September 17, 2009

SEAL

**TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE**

State (or District of Columbia, Territory, or Foreign Country) of

ss:

On the day of in the year

before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are)  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and  
that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted,  
executed the instrument, and that such individual made such appearance before the undersigned in the

(insert the City or other political subdivision)

in (and insert the State or Country or other place the acknowledgment was taken)

(signature and office of individual taking acknowledgment)

**BARGAIN AND SALE DEED**  
WITH COVENANT AGAINST GRANTOR'S ACTS

Title No. PH06-K-0089

1800 Plan LLC

TO

Charles H. Z. z

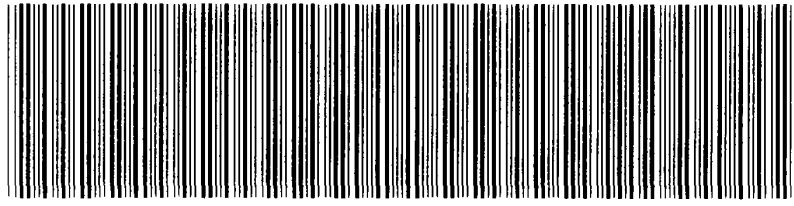
Recorded at Request of

RETURN BY MAIL TO:

DISTRIBUTED BY

Janet S. Stern, Esq.  
1025 Old Country Road, Ste. 305  
Westbury, N.Y. 11590

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2006102701566001001S3F52

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2006102701566001**

Document Date: 10-17-2006

Preparation Date: 10-27-2006

Document Type: DEED

**ASSOCIATED TAX FORM ID: 2006101700775**

**SUPPORTING DOCUMENTS SUBMITTED:**

Page Count

RP - 5217 REAL PROPERTY TRANSFER REPORT

1

SMOKE DETECTOR AFFIDAVIT

1

FOR CITY USE ONLY

C1. County Code          C2. Date Deed Recorded          /          /           
 Month Day Year

C3. Book          OR C4. Page           
 C5. CRFN         



## REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK  
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

(Rev 11/2002)

## PROPERTY INFORMATION

1. Property Location 220 GREENE AVENUE BROOKLYN 11238  
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name ZIZI CHARLES  
 LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address                                                        
 LAST NAME / COMPANY FIRST NAME

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR ☐ Part of a Parcel

5. Deed Property Size          X          OR          ACRES  
 FRONT FEET DEPTH

6. Ownership Type is Condominium ☐  
 7. New Construction on Vacant Land ☐

8. Seller Name 1800 PLAN LLC  
 LAST NAME / COMPANY FIRST NAME

9. Check the box below which most accurately describes the use of the property at the time of sale:

A <input type="checkbox"/> One Family Residential	C <input type="checkbox"/> Residential Vacant Land	E <input type="checkbox"/> Commercial	G <input type="checkbox"/> Entertainment / Amusement	I <input type="checkbox"/> Industrial
B <input checked="" type="checkbox"/> 2 or 3 Family Residential	D <input type="checkbox"/> Non-Residential Vacant Land	F <input type="checkbox"/> Apartment	H <input type="checkbox"/> Community Service	J <input type="checkbox"/> Public Service

## SALE INFORMATION

10. Sale Contract Date 8 / 28 / 2006  
 Month Day Year

11. Date of Sale / Transfer 10 / 17 / 2006  
 Month Day Year

12. Full Sale Price \$ 1 2 5 0 0 0 0  
 ( Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations. ) Please round to the nearest whole dollar amount.

13. Indicate the value of personal property included in the sale         

## 14. Check one or more of these conditions as applicable to transfer:

- A ☐ Sale Between Relatives or Former Relatives  
 B ☐ Sale Between Related Companies or Partners in Business  
 C ☐ One of the Buyers is also a Seller  
 D ☐ Buyer or Seller is Government Agency or Lending Institution  
 E ☐ Deed Type not Warranty or Bargain and Sale (Specify Below )  
 F ☐ Sale of Fractional or Less than Fee Interest ( Specify Below )  
 G ☐ Significant Change in Property Between Taxable Status and Sale Dates  
 H ☐ Sale of Business is Included in Sale Price  
 I ☐ Other Unusual Factors Affecting Sale Price ( Specify Below )  
 J ☒ None

## ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class C 3 16. Total Assessed Value (of all parcels in transfer) 1 9 2 9  
 17. Borough, Block and Lot / Roll Identifier(s) ( If more than three, attach sheet with additional identifier(s) )  
BROOKLYN 1966 107

## CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER

         6/17/06  
 BUYER SIGNATURE DATE

220 Greene Ave  
 STREET NUMBER STREET NAME (AFTER SALE)

Brooklyn NY 11205  
 CITY OR TOWN STATE ZIP CODE

BUYER'S ATTORNEY

                   
 LAST NAME FIRST NAME

                   
 AREA CODE TELEPHONE NUMBER


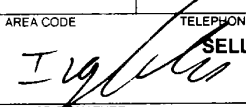
                   
 SELLER SIGNATURE DATE

300610170077520

**CERTIFICATION**

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

**BUYER****BUYER'S ATTORNEY**

BUYER SIGNATURE 		DATE 10/17/06		LAST NAME		FIRST NAME	
STREET NUMBER 220		STREET NAME (AFTER SALE) scene		AREA CODE		TELEPHONE NUMBER	
CITY OR TOWN Brooklyn		STATE NY		ZIP CODE 11238		SELLER 	
				SELLER SIGNATURE		DATE 10/17/06	



Affidavit of Compliance with Smoke Detector Requirement for One and Two Family Dwellings

**AFFIDAVIT OF COMPLIANCE  
WITH SMOKE DETECTOR REQUIREMENT  
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York )  
 ) SS.:  
County of Brooklyn )

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

**220 GREENE AVENUE**

	<b>Street Address</b>	<b>Unit/Apt.</b>
<b>BROOKLYN</b>	New York, 1966 107	(the "Premises");
Borough	Block Lot	

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices:

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

1800 Plan LLC

Name of Grantor (Type or Print)

*[Signature]*

Signature of Grantor

Charles Zito

Name of Grantee (Type or Print)

*[Signature]*

Signature of Grantee

Sworn to before me  
this 17

date of Oct 19

Brian P. Nelson  
Notary Public, State of New York  
No. 1NE6064026  
Qualified in Suffolk County  
Commission Expires on September 17, 2021

Sworn to before me  
this 17

date of Oct 19

Brian P. Nelson  
Notary Public, State of New York  
No. 1NE6064026  
Qualified in Suffolk County  
Commission Expires on September 17, 2021

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

**NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.**